

IN RE: PETITION FOR ZONING VARIANCE
S/S Ruth Avenue, 45' E of
Veronica Avenue
(2402 Ruth Avenue)
15th Election District
7th Councilmanic District
Joyce A. Boehnlein
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (carport and enclosed storage area) to be located in the front yard in lieu of the required rear yard in accordance with Petitioner's Exhibit 1.

The Petitioner originally requested the instant relief through the administrative variance process. Following a review of the case file and documentation submitted, a hearing was requested by the Zoning Commissioner to determine the appropriateness of the variance requested.

The Petitioner, by Ronald Yeatman, contractor, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 2402 Ruth Avenue, consists of 0.14 acres more or less split zoned D.R. 5.5 and B.L., and is improved with a semi-detached duplex dwelling. Petitioner recently contracted to have a carport and enclosed storage area constructed in the front yard at the foot of an existing driveway in accordance with Petitioner's Exhibit 1. Ronald Yeatman testified that there was no other practical location to place the subject carport and utilize the existing driveway. He indicated that the carport would not be enclosed but for the 8' x 20' storage area depicted in photographs marked Petitioner's Exhibits 2A and

2B for lawn and garden tools and equipment. Further, Mr. Yeatman indicated that the storage area would not be converted to a second dwelling unit nor would service garage activities occur on the site. Testimony indicated the relief requested would not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of November, 1991 that the Petition for

Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (carport and enclosed storage area) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The storage area of the subject carport shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) There shall be no service garage activities performed on the subject property.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 4, 1991

Ms. Joyce A. Boehnlein
2402 Ruth Avenue
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE
S/S Ruth Avenue, 45' E of Veronica Avenue
(2402 Ruth Avenue)
15th Election District - 7th Councilmanic District
Joyce A. Boehnlein - Petitioner
Case No. 92-63-A

Dear Ms. Boehnlein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

400.1 TO ALLOW A DETACHED ACCESSORY STRUCTURE IN THE FRONT YARD IN LIEU OF THE REAR YARD STORAGE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason (indicate hardship or practical difficulty)

FINISH CONSTRUCTION OF CARPORT (PRACTICAL DIFFICULTY)
COVER CAR FROM RISH FROM BETH STEEL PLANT WAS DAMAGED BEFORE DRIVEWAY COMES IN FROM RUTH AVE. CANNOT PARK IN REAR
CANNOT MAKE DRIVEWAY LENGTH OF YARD BECAUSE OF TREES
Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):
JOYCE A. BOEHNLEIN
(Type or Print Name)

JOYCE A. BOEHNLEIN
Signature

(Type or Print Name)

Signature

2402 Ruth Ave 412511
Address

BALTO MD 21219
City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

WITNESSED by the Zoning Commissioner of Baltimore County, this 12th day of Aug, 1991, that the subject matter of this petition be posted on the property on or before the 16th day of Sept, 1991.

LES
ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2402 RUTH AVE
BALTO MD 21219
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)
FINISH CONSTRUCTION OF CARPORT (PRACTICAL DIFFICULTY)
KEEP CAR COVERED TO KEEP RISH FROM BETH STEEL OFF
DRIVEWAY COMES IN FROM RUTH AVE. CANNOT PARK IN REAR
CANNOT MAKE DRIVEWAY LENGTH OF YARD BECAUSE OF TREES

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

JOYCE A. BOEHNLEIN
AFFIANT (Handwritten Signature)

JOYCE A. BOEHNLEIN
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of JUNE, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOYCE A. BOEHNLEIN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6/12/91
DATE

Harvey W. Loman
NOTARY PUBLIC

My Commission Expires: April 1, 1993

BEGINNING FOR THE SAME ON THE SOUTH SIDE OF
OAK AVENUE AS SHOWN ON THE PLAT OF MANKU
RECORDED AMONG THE LAND RECORDS OF BALTIMORE
COUNTY IN PLAT BOOK W.P.C. NO. 6 FOLIO 153
AT A POINT DISTANT THIRTY-NINE FEET EAST OF THE
SOUTHEAST CORNER OF OAK AND VERONICA
AVENUES SAID POINT INTENDED TO BE IN LINE
WITH THE CENTRE OF THE PARTY WALL THERE
SITUATED, AND RUNNING THENCE EASTERLY ON
THE SOUTH SIDE OF OAK AVENUE THIRTY-SIX FEET
MORE OR LESS TO LOT NO. 31 AFORESAID
ONE HUNDRED AND TWENTY FEET TO LOT NO. 91
AND THENCE WESTERLY ON LOT NO. 91 AFORESAID
THIRTY-SIX FEET MORE OR LESS TO A POINT IN LINE
WITH THE CENTRE OF SAID WALL AND THENCE
TO AND THROUGH THE CENTRE OF SAID WALL
AND CONTINUING THE SAME COURSE IN ALL
ONE HUNDRED AND TWENTY FEET TO THE
PLACE OF BEGINNING.

92-63-A

ALL THAT LOT OF GROUND KNOWN AND
DESIGNATED AS LOT NUMBER TWENTY-ONE (21)
ON THE PLAT OF MANKU, WHICH PLAT IS
RECORDED AMONG THE LAND RECORDS OF
BALTIMORE COUNTY IN PLAT BOOK W.P.C. NO. 6,
FOLIO 153.

92-63-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 8/21/91
Posted for: Variances
Petitioner: Joyce A. Boehnlein
Location of property: 2402 Ruth Ave, W. E. Veronica Ave
1402 Ruth Ave
Location of Sign: 2402 Ruth Ave, across 12th St. Towson, Md
Remarks: Property of R. L. Loman
Posted by: LES Date of return: 8/21/91
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 10/1/91
Posted for: Variances
Petitioner: Joyce A. Boehnlein
Location of property: 2402 Ruth Ave, W. E. Veronica Ave
1402 Ruth Ave
Location of Sign: 2402 Ruth Ave, across 12th St. Towson, Md
Remarks: Property of R. L. Loman
Posted by: LES Date of return: 10/1/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, MD 21221

October 3, 1991

THIS IS TO CERTIFY, that the annexed advertisement of

Joyce Boehnlein in the matter of Zoning Hearing of 2402 Ruth Ave. Case #92-63-A, P.O. #0115252 Req # M49742, 52.5 lines @ .60 or \$31.50

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-63-A
S/S Ruth Avenue, 45' E of Veronica Avenue
2402 Ruth Avenue
15th Election District - 7th Councilmanic

Petitioner(s): Joyce A. Boehnlein
HEARING: WEDNESDAY, OCTOBER 30, 1991 at 2:00 P.M.
Variance to allow a detached accessory structure in the front yard in lieu of the rear yard, of a semi-detached house.

Lawrence E. Schmidt
Zoning Commissioner
of Baltimore County

was inserted in **The Avenue News** a weekly newspaper published in Baltimore County, Maryland once a week for 1 successive week(s) before the 4 day of October, 1991; that is to say, the same was inserted in the issues of October 3, 1991.

The Avenue Inc.

per publisher

By Deane Caldwell

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/3, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/3, 1991.

THE JEFFERSONIAN,

Publisher

\$35.18

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R-001-6150
Number

92-63-A

Please Make Check Payable To: Baltimore County
\$60.00

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R-001-6150
Number

Please Make Check Payable To: Baltimore County
\$60.00

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 10-8-91

Joyce A. Boehnlein
2402 Ruth Avenue
Baltimore, MD 21219

RE:
CASE NUMBER: 92-63-A
S/S Ruth Avenue, 45' E of Veronica Avenue
2402 Ruth Avenue
15th Election District - 7th Councilmanic
Petitioner(s): Joyce A. Boehnlein
HEARING: WEDNESDAY, OCTOBER 30, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 91.68 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Lawrence E. Schmidt
Lawrence E. Schmidt

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



887-3353

NOTICE OF HEARING

COPY

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-63-A
S/S Ruth Avenue, 45' E of Veronica Avenue
2402 Ruth Avenue
15th Election District - 7th Councilmanic
Petitioner(s): Joyce A. Boehnlein
HEARING: WEDNESDAY, OCTOBER 30, 1991 at 2:00 p.m.

Variance to allow a detached accessory structure in the front yard in lieu of the rear yard, of a semi-detached house.

Zoning Commissioner of
Baltimore County

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



September 4, 1991

887-3353

Ms. Joyce A. Boehnlein
2402 Ruth Avenue
Baltimore, MD 21219

RE: Item No. 66, Case No. 92-63-A
Petitioner: Joyce A. Boehnlein
Petition for Residential Variance

Dear Ms. Boehnlein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



887-3353

Your petition has been received and accepted for filing this 9th day of August, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Joyce A. Boehnlein

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 4, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 27, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 63, 62, 64, 65, 66, 68, 70, 71, 72, 75, 76, 77, 79, 79 and 80.

For Item 67, this site must be submitted through the minor subdivision process for review and comments.

For Item 69, if maintenance or repair is required on the existing 16-inch drain along the east property line, Baltimore County may require the removal of the car port at the owner's expense.

For Item 74, this site is subject to the previous minor subdivision comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 3, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 27, 1991

This office has no comments for item numbers 53, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79 and 80.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

SEPTEMBER 16, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOYCE A. BOEHNLEIN
Location: #2402 RUTH AVENUE
Item No.: 66 Zoning Agenda: AUGUST 27, 1991

Dear Sir:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JF/REK

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

August 31, 1991

887-3353

Joyce A. Boehnlein
2402 Ruth Avenue
Baltimore, Maryland 21219

Re: CASE NUMBER: 92-63-A
LOCATION: S/S Ruth Avenue, 45' E of Veronica Avenue
2402 Ruth Avenue

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a retransmitter regarding the administrative process.

1) Your property will be posted on or before September 1, 1991. The closing date is September 16, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

C. Stephens
(410) 887-3391

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

September 20, 1991

887-3353

Joyce A. Boehnlein
2402 Ruth Avenue
Baltimore, MD 21219

Re: CASE NUMBER: 92-63-A
S/S Ruth Avenue, 45' E of Veronica Avenue
2402 Ruth Avenue

Dear Petitioners:

Please be advised that your file has been reviewed. The Commissioner's Office did not grant or deny the requested relief. Instead it was determined that this matter be set in for public hearing.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in two local newspapers and that you will be billed for the reposting and advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

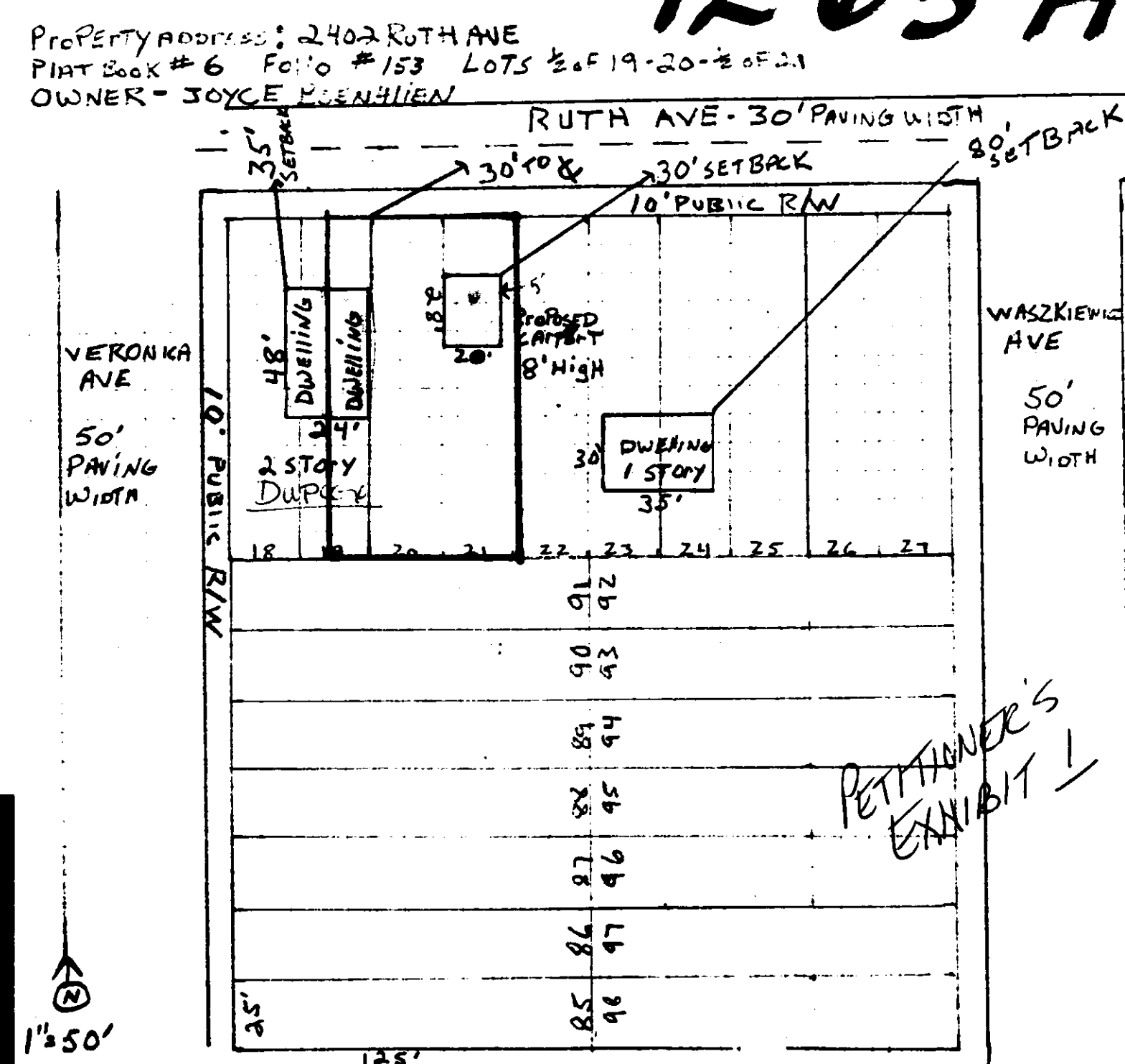
Very truly yours,

[Signature]
Lawrence S. Stephens
Zoning Commissioner
of Baltimore County, Maryland

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Ronald G. Gorman (Boehnlein)</i>	



CASE NUMBER

92-63-A

PETITIONER'S EXHIBIT # 2A



CASE NUMBER

92-63-A

PETITIONER'S EXHIBIT # 2B



92-63-A 9/15
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
September 27, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 66
PROPERTY OWNER: Joyce A. Boehnlein

LOCATION: S/S Ruth Avenue, 45' E of Veronica Avenue
(#2402 Ruth Avenue)
ELECTION DISTRICT: 15th
COUNCILMANIC DISTRICT: 7th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- () A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

#66
92-63-A

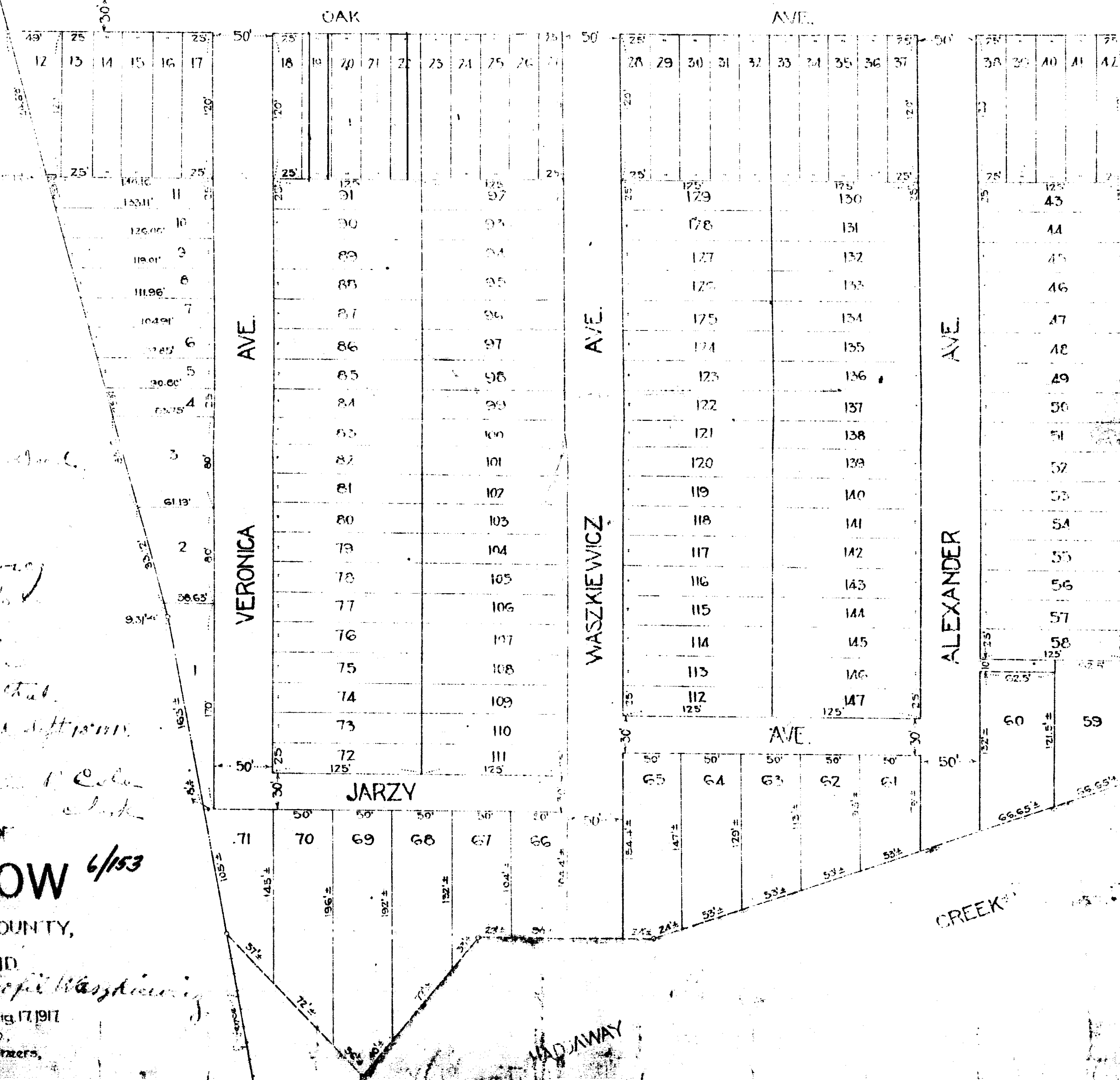
SCALE: 1"=60'

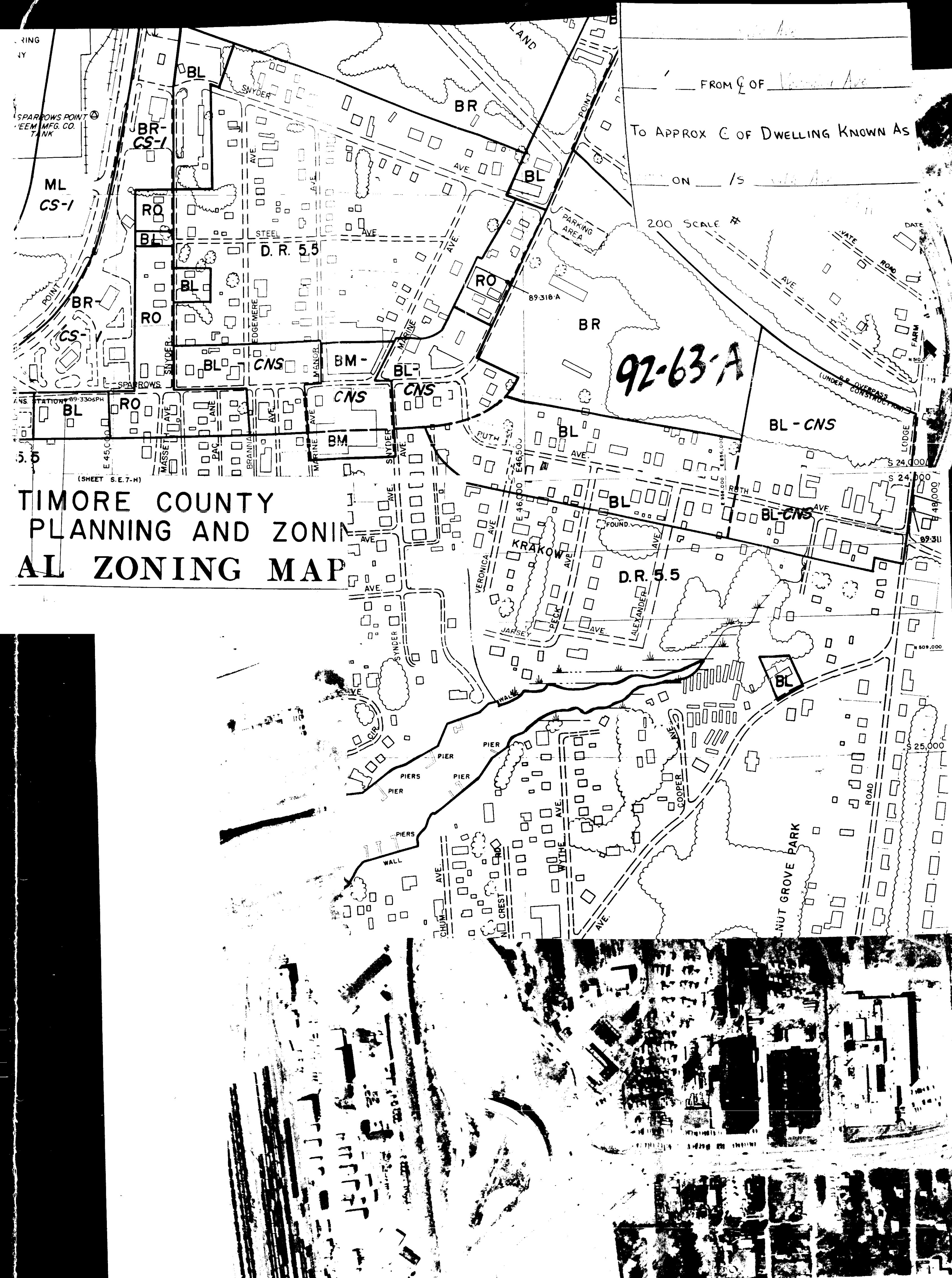
FLAT OF
KRAKOW 6/153

BALTIMORE COUNTY,

MARYLAND

Scale: 1"=60' Aug. 17, 1917
Edward V. Conner & Co.
Surveyors & Civil Engineers,
Baltimore, Md.





**TIMORE COUNTY
PLANNING AND ZONING
AL ZONING MAP**



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP** *92-63-A*

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	EDGEMERE	S.E.
DATE OF PHOTOGRAPHY JANUARY 1986	LODGE FOREST	6-H

#66